

PROPERTY SUMMARY

SALES PRICE	\$0.92 - \$1.59/SF
LAND SIZE	3.25 - 7.5 ^{+/-} Acres
ZONING	I-1; Industrial
TERRAIN	Generally level
AIRPORT	Forbes Field - a 5-minute drive
ELECTRIC SERVICE	Westar Energy, transmission line near property
GAS SERVICE	Kansas Gas Service, not currently available to property
WATER & SEWER	See page 3 for details
TRAFFIC COUNT	11,400 ^{+/-} cars/day on Hwy 75

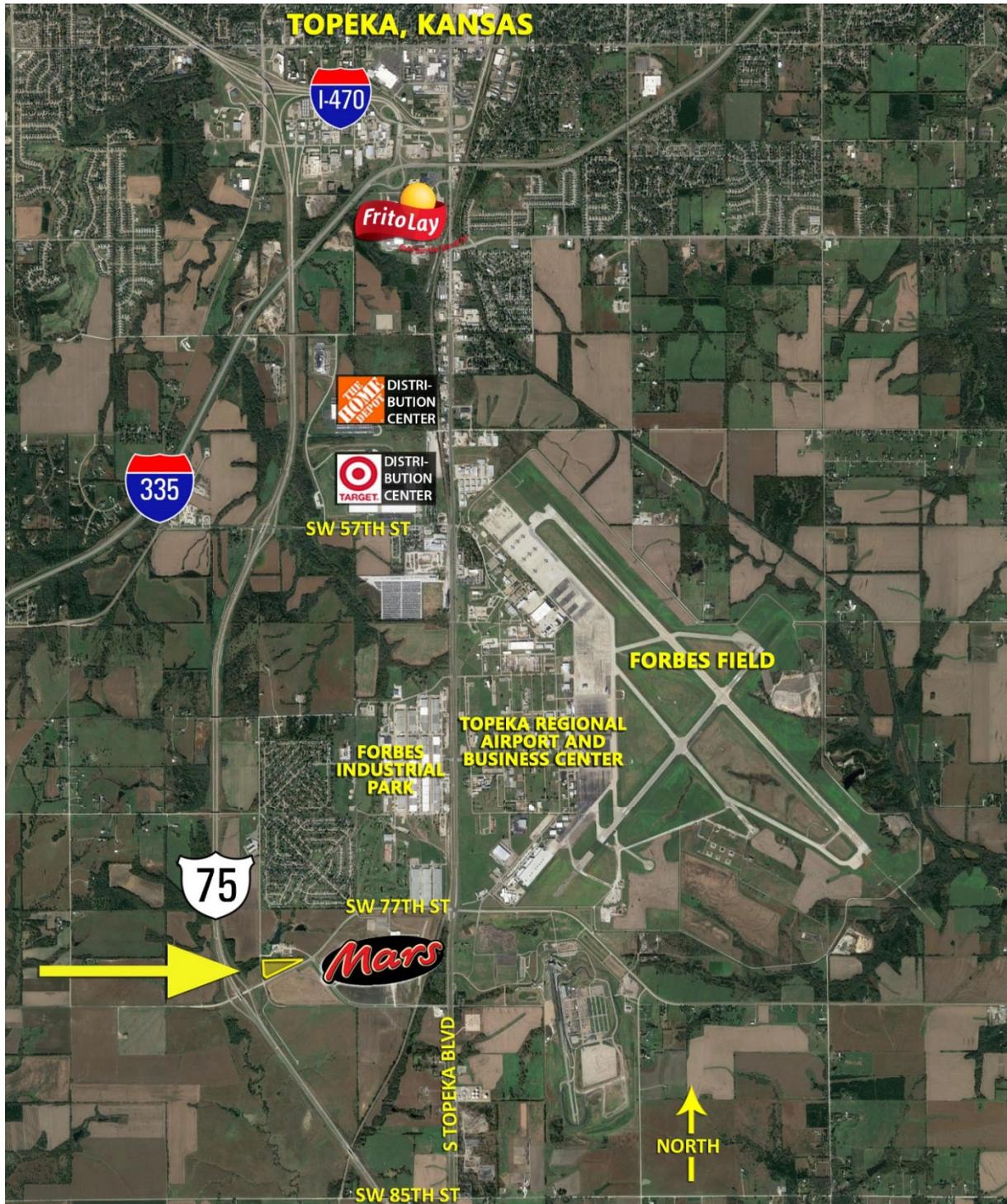
EXCLUSIVELY LISTED BY:

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SITE(S) AVAILABLE:	TOTAL/SF:	TOTAL/ACRES:	PRICE/SF:	PRICE:
SITE A, DIVIDED:	141,570 ^{+/-}	3.25 ^{+/-}	\$1.59	\$225,000
SITE A:	326,700 ^{+/-}	7.50 ^{+/-}	\$0.92	\$300,000

SITE FEATURES: Located in the NW corner of Hwy 75 & 77th St. just east of I-75 with diamond interchange access leading to the Kansas Turnpike and I-470. Santa Fe Trail crosses southern portion of site.

